

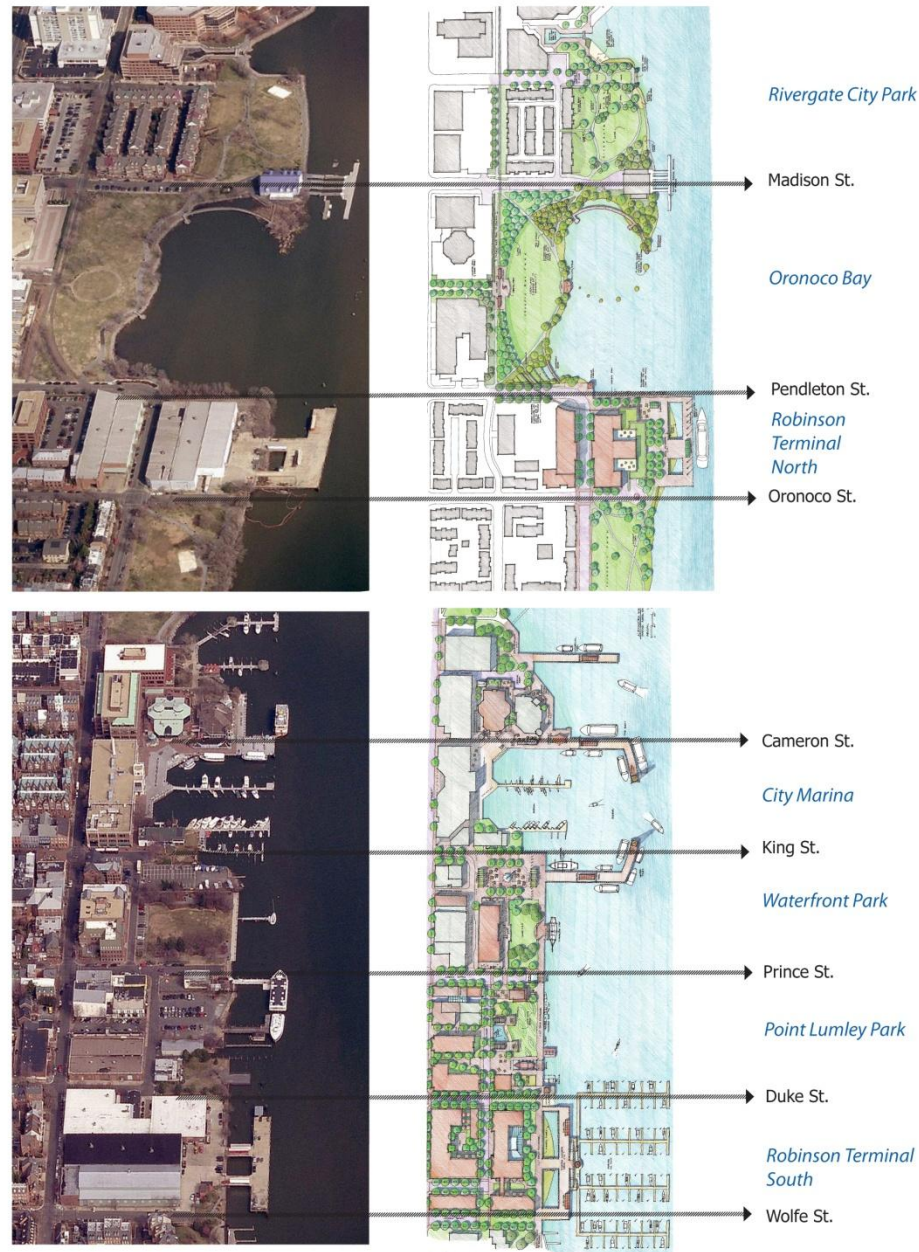


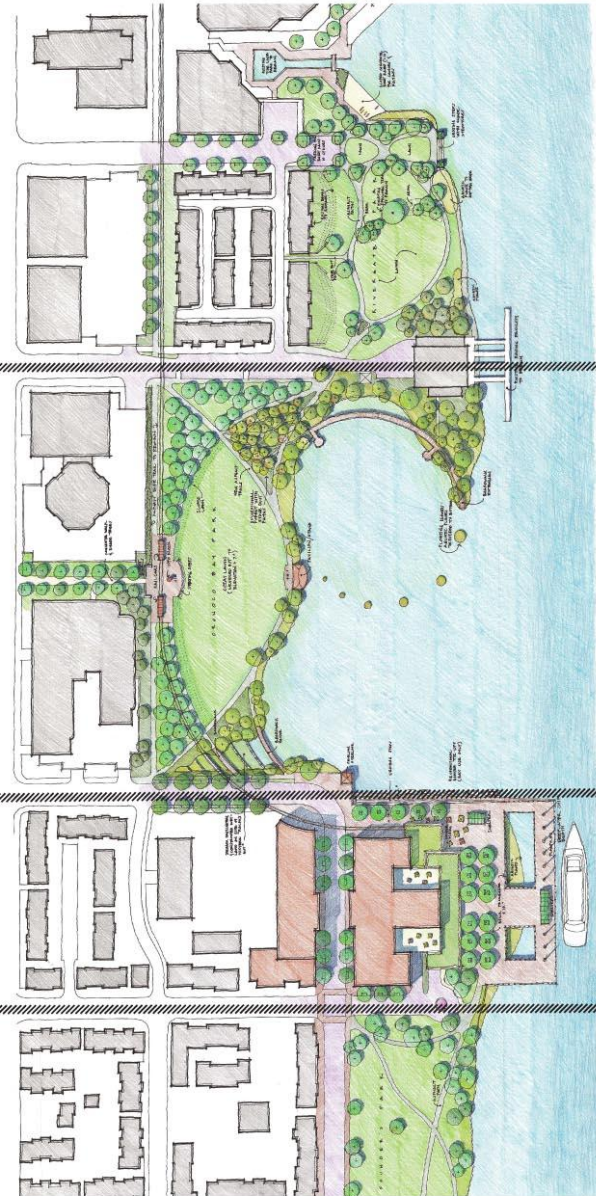
Alexandria Waterfront

Small Area Plan | May 14, 2011

Waterfront Plan: Existing and Proposed

Core Waterfront Area - North and South





Rivergate City Park

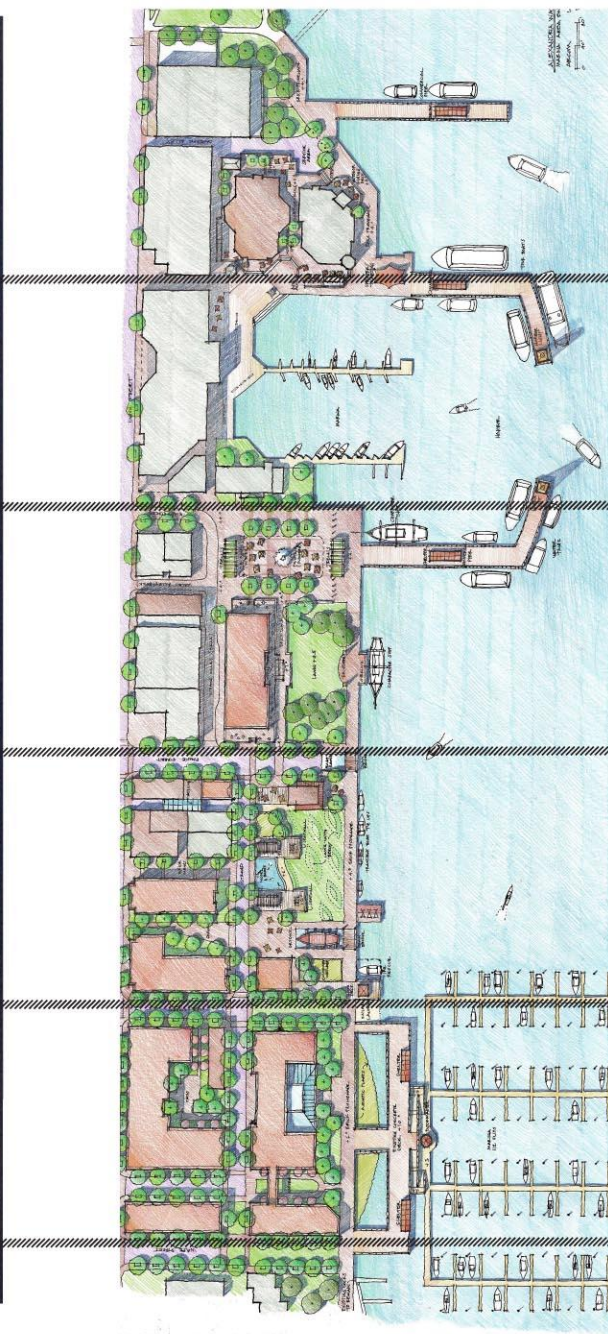
Madison St.

Oronoco Bay

Pendleton St.

*Robinson
Terminal
North*

Oronoco St.



Cameron St.

City Marina

King St.

Waterfront Park

Prince St.

Point Lumley Park

Duke St.

*Robinson Terminal
South*

Wolfe St.

There is much we agree upon...

- **Expand and enhance public open space**
 - **About 5 acres of new public space**
 - **Enhancements for every park**
 - **Activities for families and children**
 - **More Alexandrian: history, art, and water**

There is much we agree upon...

- **Improve public access, connectivity, and view corridors**
 - **Continuous access along river**
 - **Increase accessibility for all**
 - **Preserve and improve views**
 - **Emphasize the pedestrian**
 - **Recreate east-west alleyways**

There is much we agree upon...

- **Make history the foundation for waterfront planning and design**
 - **History in every location**
 - **Cultural anchors as a unifying concept**
 - **Southern cultural anchor: museums, historic ship, history center, etc.**
 - **Maritime history**

There is much we agree upon...

- **Promote waterfront as art/cultural destination**
 - **The art walk...and more**
 - **Surround Torpedo Factory with art and activity**
 - **Stages in Oronoco Bay and Waterfront Parks**

There is much we agree upon...

- **Ensure quality and compatible development**
 - Alexandria-inspired architecture
 - Respect heights of nearby buildings
 - New alleys and public spaces
 - Encourage successful use of Food Court building
 - Restore all historic structures; open to public
 - Beachcomber

There is much we agree upon...

- **Improve water access and expand facilities for boating**
 - **New public piers**
 - **Kayak launches/boat rental**
 - **Expand commercial boat operations**
 - **Economically viable pleasure boat marina**
 - **Increased maintenance**

There is much we agree upon...

- **Improve services and systems**
 - **For visitors: restrooms, waiting rooms, bicycle stations, ticket concessions**
 - **For maintenance and security**
 - **For traveling to/from the waterfront (auto, transit, bike, walking)**

There is much we agree upon...

- **Promote environmental sustainability**
 - **Flood mitigation program that is sensitive to its surroundings**
 - **Repair failing water-based infrastructure**
 - **Naturalize shoreline and celebrate nature in the parks**
 - **Reduce impervious surface**

...and some misperceptions.

- A history anchor has always been a part of the plan
- Public spaces *are* the primary focus
- The amount of new development is relatively modest
- New development will not put sewage into the river
- The hotel recommendation is not driven by finances
- Control over restaurants is stronger, not weaker
- Costs and revenues are accounted for, but don't drive the plan

...and some misperceptions.

- History and culture have always been a core element of the plan



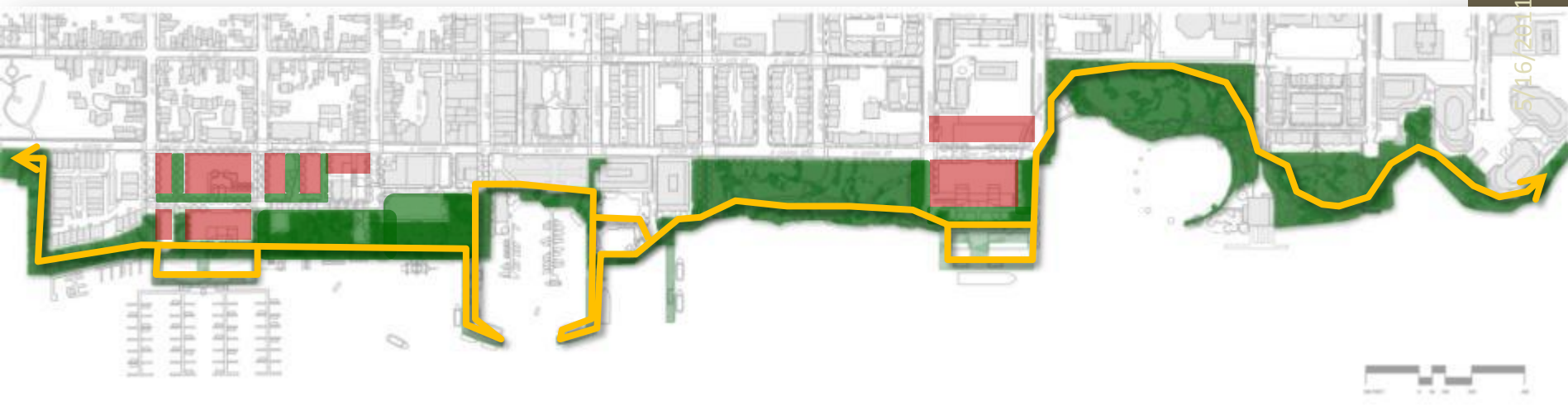
...and some misperceptions.

- History and culture have always been a core element of the plan



...and some misperceptions.

- **Public spaces *are* the primary focus...**



...with more new public space than new development



Total Current Public Space : 2.3 ac.

Plan Implemented Public Space :
1.3 acres

Total Net Gain: 5.0 Acres

Other New Public Space: 1.2 acres

Public Space resulting from Private
Redevelopment: 2.5 acres

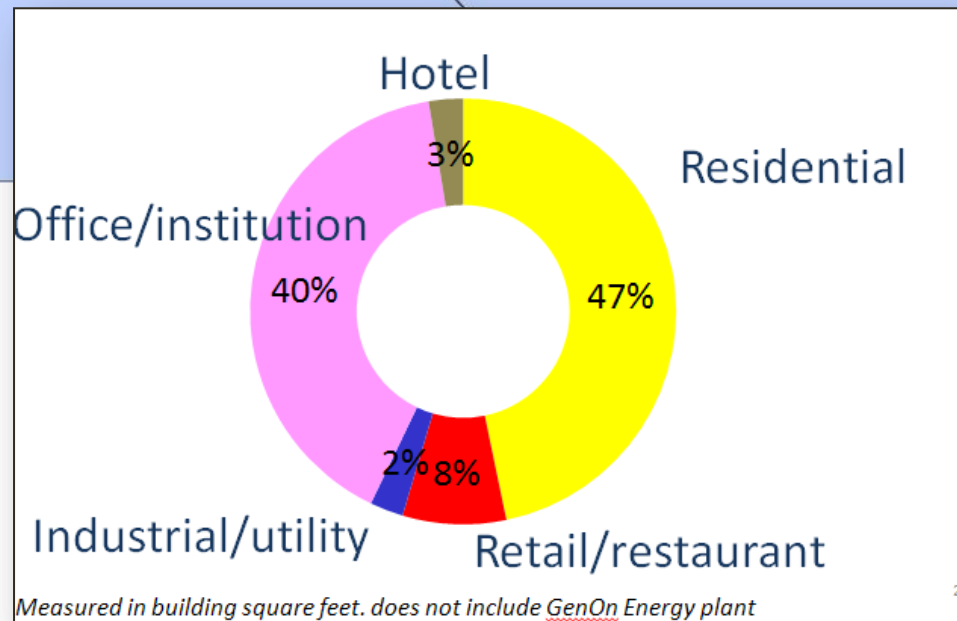
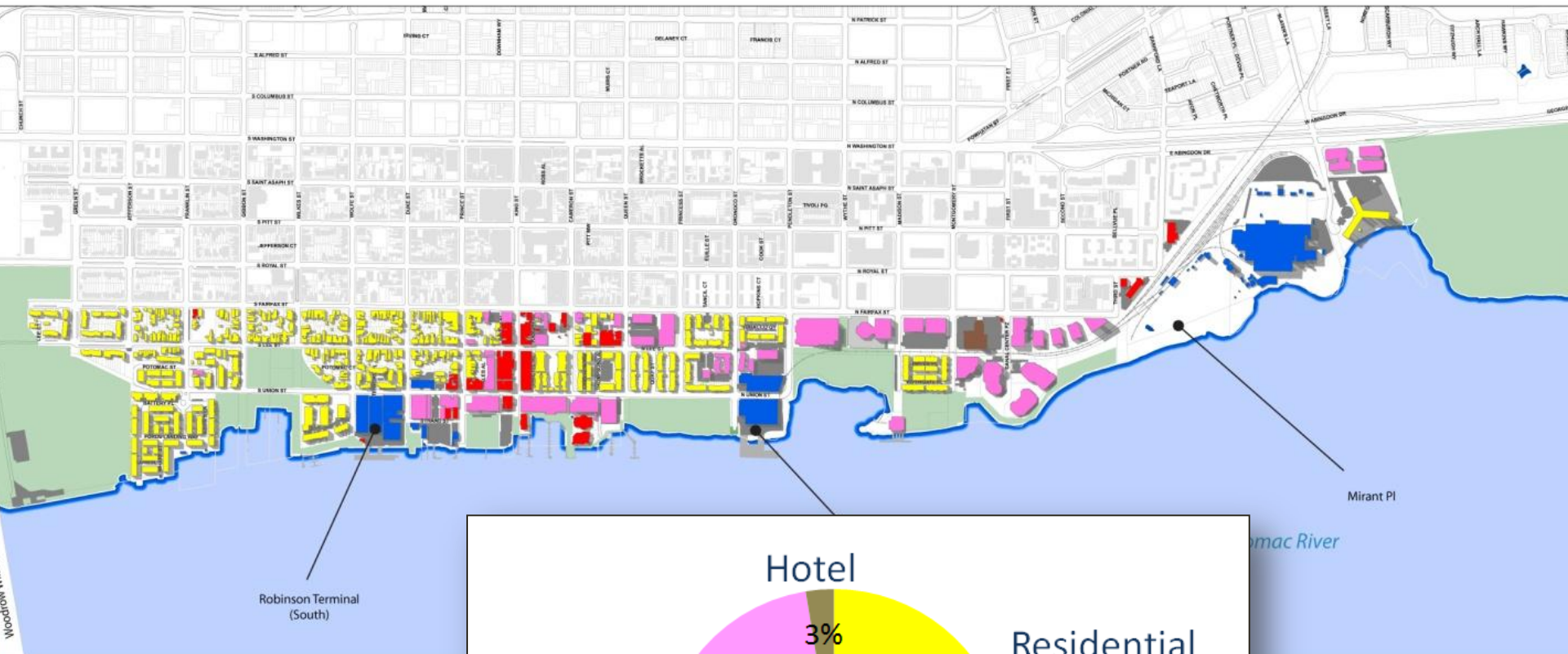
Total Public Space: 7.3 Acres

...and some misperceptions.

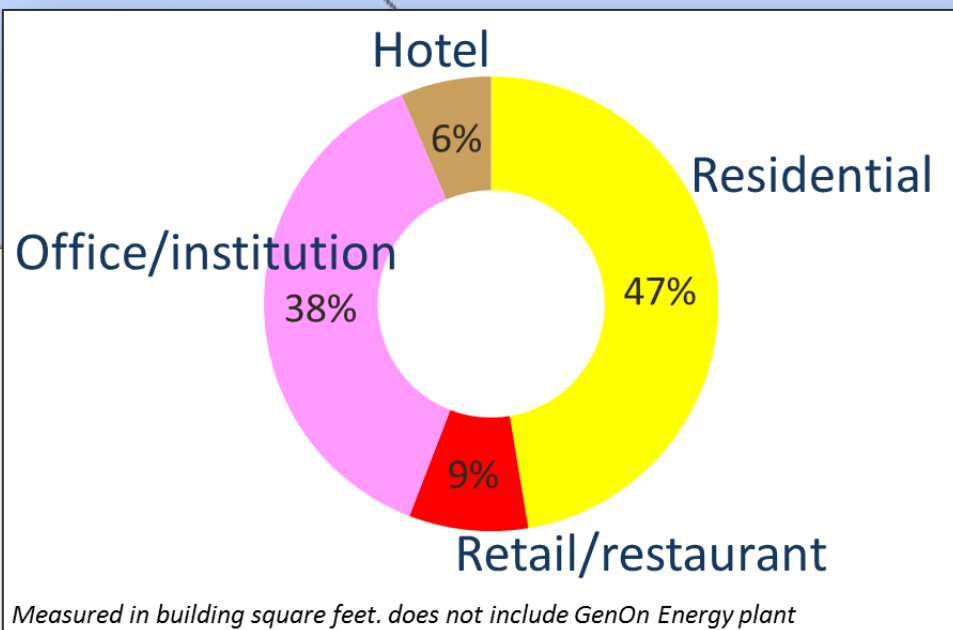
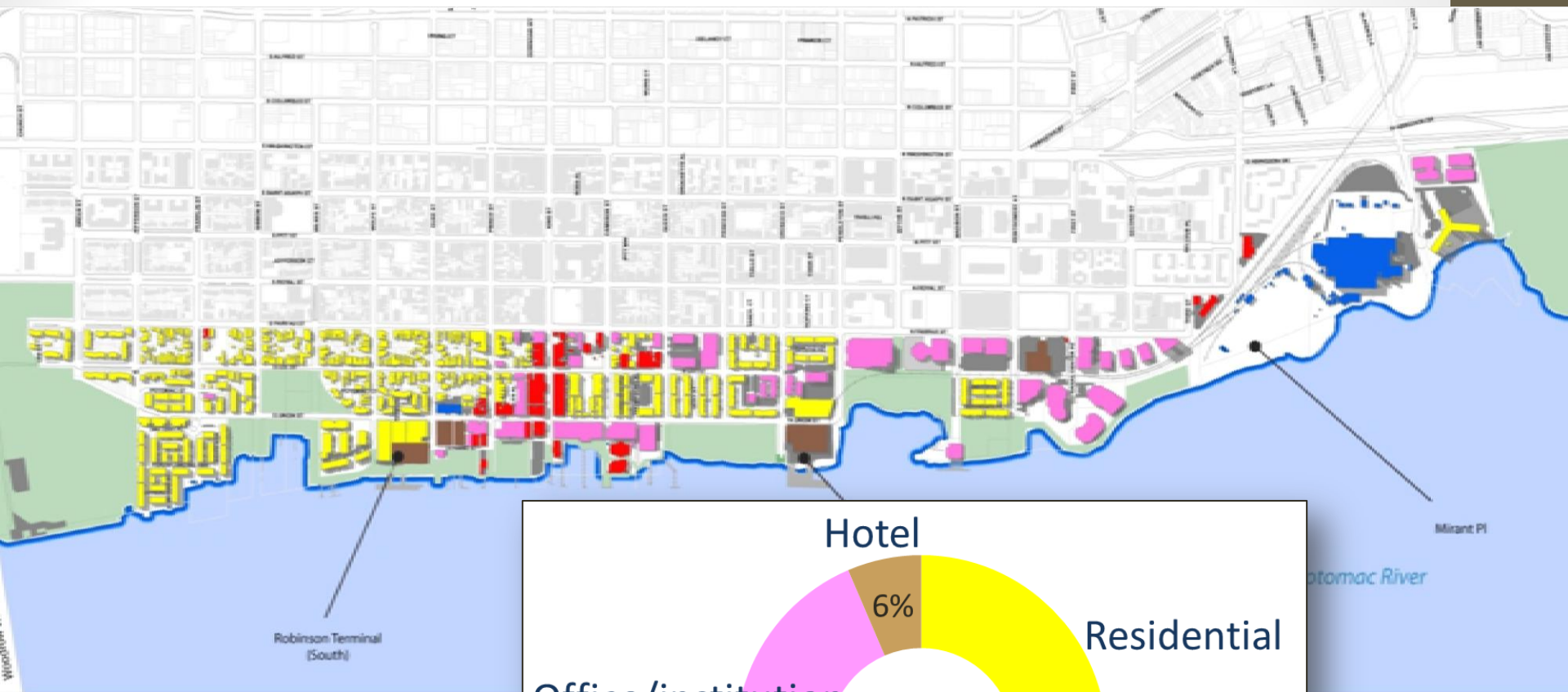
- The amount of new development is relatively modest

Site	Currently Allowed (sf)	FAR	Proposed (sf)	FAR	Change
Robinson Terminal North	195,296	1.38	238,816	1.69	43,520
Robinson Terminal South	327,393	2.0	380,529	2.32	53,136
Cummings – Turner Block	124,760	2.0	187,140	3.0	62,380
Totals	647,449		806,485		159,036

Existing Land Use



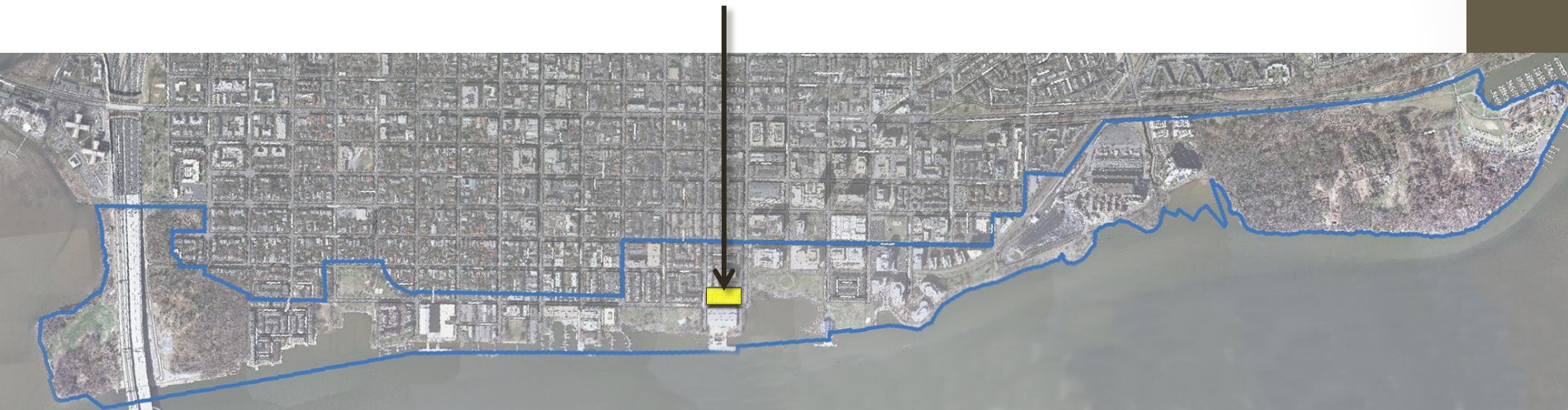
Planned Land Use



...and some misperceptions.

...with a resolution of two different height limits on one location.

*Planned height modification
(55 feet to 66 feet with SUP)*



The west side of Robinson North is in the Old Town North Height District, which sets a height limit of 66 feet. The W-1 zone has a height limit of 55 feet. The Plan would use the height district limit, consistent with other properties.

...and some misperceptions.

...with a resolution of two different height limits on one location.

*Planned height clarification
(55 feet to 66 feet with SUP)*


Currently 66 feet



Height limits of 30 and 45 feet to stay in effect

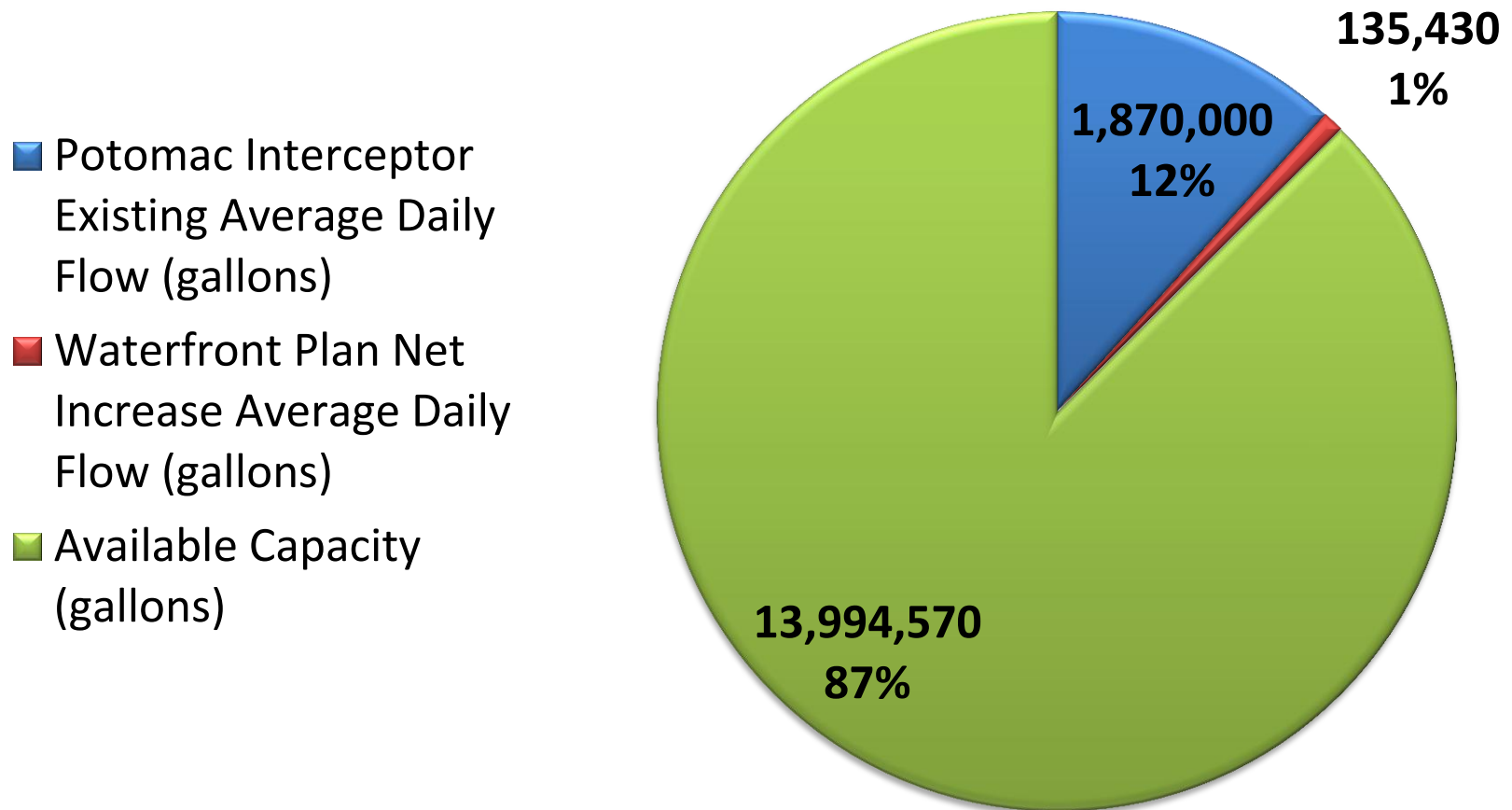
- **New development will not put sewage into the river**

the
receptor



Potomac Interceptor Capacity

Potomac Interceptor Capacity = 16,000,000 gallons per day



...and some misperceptions.

- **The hotel recommendation is not driven by finances**
- Plan encourages boutique hotel adjacent to water and active public spaces
- Residential thrives on privacy; hotels thrive on activity
- Ground floor uses are open to the public
- Invested in maintaining public space
- Boutique hotels are good neighbors
- Strong market



Upper King Street hotels

...and some misperceptions.

- **Control over restaurants is stronger, not weaker**
 - Restaurants are a permitted use in w-1 zone.
 - Currently City has no special development guidelines for waterfront buildings, or special guidance for restaurant SUPs
 - Proposed plan has both
 - Guidelines for new development
 - Detailed guidance to ensure concerns are addressed at SUP

...and some misperceptions.

- **Costs and revenues are accounted for, but don't drive the plan**
 - Detailed costs for each element
 - Net revenues for four tax categories
 - Phased implementation
 - Threshold issue: Plan is balanced
 - Financially feasible

Changes

Waterfront Small Area Plan

Planning Commission changes

- **Highlighted recommendations**
 - **The Restaurant/Hotel policy**
 - **Specifying “boutique” hotels**
 - **Fitzgerald Square and ODBC options**
- **Additional recommended changes**

Additional recommended changes

- **Eliminate Waterfront Park building**
- **Rivergate and Oronoco Bay Park**
- **Sheetmetal Workers Union building**
- **Add cost of Windmill Hill Park**
- **Strengthen history language**
- **Flexibility in funds for history and art**
- **Pier design flexibility**
- **Reduce assumed restaurant square footage**

Hotel/Restaurant Policy

- Guidelines for SUPs for hotels and restaurants
- Impacts on neighborhoods and vitality of King Street
- Cumulative impacts:
 - Congestion
 - Parking
 - Hours
 - Screening
 - Loading
 - Litter
 - Noise
 - Character: no “restaurant row”

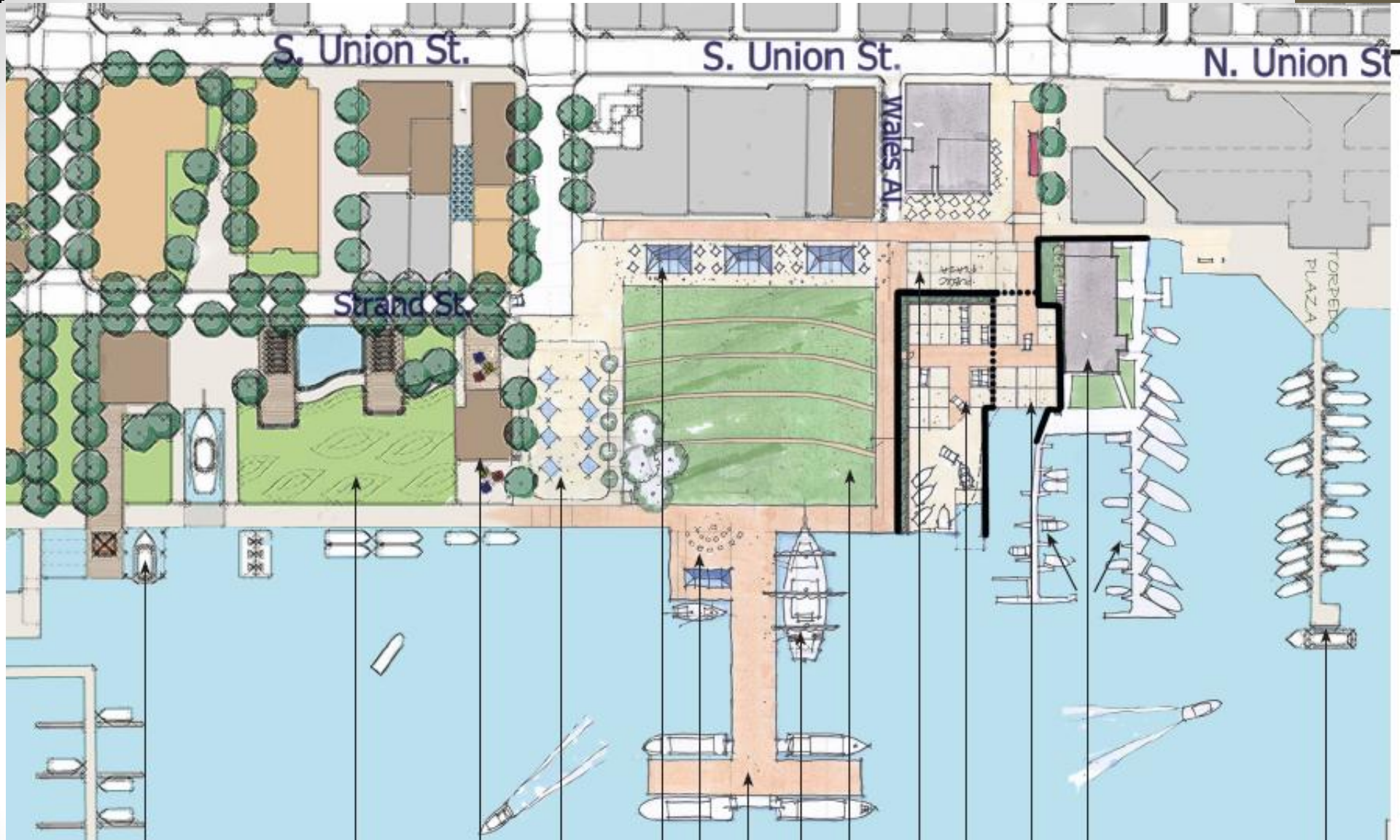
“Boutique” hotels

- **Rationale – not convention hotels, residents concern about impacts of large meetings**
- **Planning Commission definition: “The Plan considers a “boutique” hotel to be one with 150 rooms or less, no ballroom, and meetings rooms for no more than 50 people.”**



ODBC Status/Options

Waterfront Small Area Plan



Option B

Planning Commission recommendation

“The King Street Pier/Fitzgerald Square concept is the optimal design for this very important location on the waterfront. To the extent this design is not possible, the Plan acknowledges the value of reaching an interim agreement with the ODBC that would improve public access to the Potomac River and/or Waterfront Park, prior to relocation of the ODBC parking lot. Options under discussion include one which would add a public path along the river from King Street to Waterfront Park and one which widens the Strand into a public plaza between King Street and Waterfront Park. Other interim options may be considered.”

Public involvement after plan adoption

- **Plan calls for public to be involved in implementation, through advisory groups and more:**
 - Plan implementation
 - Parking
 - Art and history
- **SUPs will be required for most uses and all development projects: hotels, restaurants, any building over 30 feet, parks and piers.**



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